

Government of the District of Columbia
ZONING COMMISSION



Zoning Commission Order No. 79
Case No. 73-1
December 4, 1973

Pursuant to notice, a public hearing of the Zoning Commission was held on September 26, 1973, to consider an application by the District of Columbia Redevelopment Land Agency and the United Rouse of Prayer for All People for amendment to the Zoning Map, as follows:

Change from R-4 to R-5-B, Lots 836, 50, 61, 62, 74, 75, 76, 77, 95, 106, 107, 108, 835, part of 837, part of 844, 845 through 852 inclusive, 855 through 864 inclusive, and 870, all in Square 448.

FINDINGS OF FACT

1. The site of the proposed amendment to the Zoning Map is located between M, N and 6th Streets, and 6 1/2 Place, N.W.
2. The area of the site of the proposed amendment to the Zoning Map is approximately 79,334 square feet, Baist Atlas, Book No. 1, Page 34.
3. The proposed site is located within the Shaw School Urban Renewal Area and is designated under the approved Urban Renewal Plan for disposition for medium density housing to accommodate low and moderate income families as a part of the Neighborhood Development Plan.

4. The Shaw School Urban Renewal Plan permits development of medium density housing at a maximum density of 60 dwelling units and 120 bedrooms per acre. The controls further permit a height of 90 feet, an FAR of 1.8, a lot occupancy of 50% and requires one off-street parking space for each two dwelling units,

5. The floor area ratio permitted in an R-5-B zone district is the same as that permitted under the Urban Renewal Plan. The maximum lot occupancy under the Plan is more restrictive than the maximum Lot occupancy under the R-5-B zone district. The maximum height permitted in an R-5-B zone district (60 feet), is less than the maximum permitted under the Plan. The parking requirements under the Plan and in the R-5-B zone district would be the same, one space for each two dwelling units,

6. The property is to be developed as 90 walkup apartments, with a floor area ratio of 1.03, lot occupancy of 35% and 3 stories in height, at a density of 50 dwelling units per acre. The floor area ratio, height, and lot occupancy for the walkup development is within the development controls allowed under R-5-B zone districts.

7. The site is part of a larger area that is made up of disposition lots to be developed by redevelopers in accordance with the requirements of the Shaw School Urban Renewal Plan. The Zoning Map change to establish the R-5-B zone is part of a series of steps necessary to carry out the redevelopment of this portion of the Shaw School Renewal Area in accordance with the approved Urban Renewal Plan. Previously, parcels 5 (Square 447) and 8 (Square 423) along 7th Street have been rezoned to permit high-rise apartment buildings in accordance with the requirements of the Urban Renewal Plan,

8. Remaining in this portion of Square 448 on either side of this site is the First Rising Mt. Zion Baptist Church located at 6th and N Streets, N.W., and the United House of Prayer for All People along M Street between 6th Street and 6 1/2 Place, N.W., both of which are scheduled to expand their sites.

9. The Shaw School General Land Use Plan provides that the medium density site for which the rezoning is requested would be a transition in terms of scale and density between the high density elevator apartments located along 7th Street and Lower density development permitted east of 6th Street. The Zoning Map change and the walkup apartment proposal for this site is consistent with the general arrangement of scale and density provided for under the Urban Renewal Plan.

10. The Zoning Advisory Council found that the proposed zone change would be in conformance with and necessary for the full implimentation of the Shaw Urban Renewal Plan, approved by the National Capital Planning Commission and the District of Columbia Council; and recommended that the zone change be approved (TR. 8).

11. Leroy Campbell, Principal in the architectural firm af Sulton-Campbell and Associates, testifying on behalf of the applicant, United House of Prayer for All People, stated that in order for the United House of Prayer to accomplish its objective of constructing low and moderate income housing without any federal subsidy or financial assistance, the proposed change of zone should be approved (TR. 28) .

12. There was no opposition to the proposed change of zone at the public hearing.

CONCLUSIONS OF LAW

Based upon the foregoing Findings of Fact, the Commission hereby makes the following Conclusions of Law:

1. The height, bulk, and density of the proposed R-5-B zone district is appropriate for this area of the city because it would have beneficial impact on the character of the surrounding neighborhood.

2. The proposed zone change is appropriate because it would lessen congestion in the street, promote health and the general welfare, prevent undue concentration of population and the overcrowding of land, would promote such distribution of population and the uses of land as would tend to create conditions favorable to the health, safety, transportation, protection of property, provide recreational opportunities, and promote efficient supply of public services.

3. The proposed zone change is in harmony with the intent, purpose and integrity of the comprehensive zone plan as embodied in the Zoning Regulations and Map.

4. The approval of this zone change is in accordance with the Zoning Regulations of the District of Columbia, as amended, and the Zoning Act (Act of June 20, 1938, 5.2 Stat, 797), as amended.

DECISION

Upon consideration of the Findings of Fact and Conclusions of Law herein, the Zoning Commission hereby ORDERS APPROVAL of the following amendment of the Zoning Map:

Change from R-4 to R-5-B, Lots 836, 50, 61, 62, 74, 75, 76, 77, 95, 106, 107, 108, 835, part of 837, part of 844, 845 through 852 inclusive, 855 through 864 inclusive, and 870, all in Square 448.

Zoning Commission Order No. 79
case No. 73-1
Page 5

WALTER E. WASHINGTON

John A. Nevius
JOHN A. NEVIUS

STERLING TUCKER

George M. White
GEORGE M. WHITE

Richard L. Stanton
RICHARD L. STANTON

ATTEST:

Martin Klauber
Martin Klauber
Executive Secretary